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Attention: Peter Eichar  
County of San Diego  
Planning & Development Services  
5510 Overland Avenue, Suite 110  
San Diego, California 92123

**Re: PDS2015-GPA-15-002, PDS2015-SP-15-002, PDS2015-REZ-15-003,  
PDS2015-TM-5600, PDS2015-MUP-15-008, PDS2015-ER-15-08-006,  
HGVS**

Dear Mr. Eichar & Ashley Gungle:

Thank you for the opportunity to comment on the NOP for the EIR for the Harmony Grove Village South project. I am a property owner of two parcels along Cordrey Dr., (2855 Cordrey Dr - 6ac) & Country Club Dr (2842/2844 - 1 ac) directly below the proposed HGVS project. The following comments regarding the fundamental environmental and community problems with this proposed project poses are stated below.

1. I oppose the proposed re-zoning for the HGVS proposed build out. The original zoning for our area came with negotiations with the County back when the HGV development was being planned. Community stakeholders established with county planners that we wanted this land to remain rural, and keep the development/density where HGV stands today (north of HG Road). And thus a Village Limit Line was established, to keep the density of HGV at its core, and larger lots would feather out around the site. I do not support GPA's or projects that conflict with the HG Community Plan. This present project (HGVS) proposes 453 dwelling-units on 36 acres. I do not support this density as appropriate or safe for this area or the building of multi-family 2 - 3 story units (condos) as appropriate for this area.

2. This proposed build out is abutting a large natural preserve which makes it entirely inconsistent with the protection of margins between natural wildlife

preserve and community build out. This densely populated project is completely inappropriate for this area.

3. Fire safety: there is no safe evacuation routes. This area is an extreme fire risk corridor. The current plan proposes a loop with all traffic emptying out on the Country Club Dr/ Harmony Grove Rd intersection. Even if a road is pushed through at the west end of Country Club Dr., that exit route would also be on Harmony Grove Rd. A major fire would be a human disaster in terms of evacuation! (The emergency evacuation road indicated on the current HGVS plans above the Barnard property is a joke. This is private property with a dirt road suitable only for 4-wheel drive) .

4. This project (as it stands) requires a number of infrastructural changes that really demand a GPA. The cost to fix the bridge, for a secondary egress (or not), waste treatment etc just doesn't pencil out. There will be continued pressure to build more units if such a proposal is approved. Developer has proposed 229 residential/multi residential structures, it is likely that the lowest number of units will be above 229 units, which increases the lack of compatibility of this project for this area even more!

5. With the Harmony Gove Village project (partially completed) and the Vallejo Project breaking ground, and other projects in the wings, there is a need to look at a coordinated development of this whole area in terms of water, roads, fire safety, community character and integration etc so that rampant uncoordinated development does not create disastrous unbridled infrastructure and environmental problems.

6. It is misleading for the HGVS proposed project to call themselves such. It is a completely separate project from the HGV. It is not an extension of HGV. This linguistic "fusion" seems to be a way of justifying village core density in HGVS. The proposed density is completely unsuitable for the area in terms of community character, fire safety, wildlife and natural habitat protection. The community along Cordrey Rd abutting this HGVS proposed development is a well established integrated community with most of the properties purchased (for single family residences) from 1960 to 1980's. Our children grew up together, we are a cohesive historically rooted community, we are deeply dedicated to the importance of our rural character and to the preservation of the natural habitat we share our environs with. The disparate impact of a project such as HGVS will be devastating to the unique community-character of our existing community. It will tower above Cordrey Dr. bringing in noise pollution, light pollution, traffic , sudden population growth of a non-rural more commuter oriented building use, untenable congestion to begin, with as well as unsustainable and inappropriate land-use of the 100 or so acres of open space the proposed project would encroach upon.

7.I request that a study of the Cordrey/Country Club community character and impact of such a development be included in the EIR. So far I have heard comments that the Cordrey Dr community (with an up zone from 4 to 8-acres) established by the GP2020 which makes it impossible for residents to divide their land if they so wished to) will be a fire protection zone for the new HGVS. Are we the "infantry" fodder-properties that will fall first and thus protect HGVS?

Sincerely,

A handwritten signature in cursive script that reads "Laura Mitchell".

Laura H. Mitchell PhD  
The Laura Mitchell Trust  
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